

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	9.82 Acres
Price / Acre:	\$35,540
Market:	South East Clermont
Submarket:	Franklin Twp./Felicity

PROPERTY OVERVIEW

FOR SALE: 9.82 acres of cleared, level acreage with industrial zoning. Access to water, sewer and electric at St Rt 133. Excellent location for industrial/manufacturing use, contractor, storage or development, though any residential development will require a zone change. Less than 1 mile to Felicity. Lot dimensions approximately 500' x 850'

PROPERTY HIGHLIGHTS

- Recently cleared, level lot
- Water, sewer and electric available
- Property value is in the land and zoning.
- 1 mile from Felicity

ADDITIONAL PHOTOS



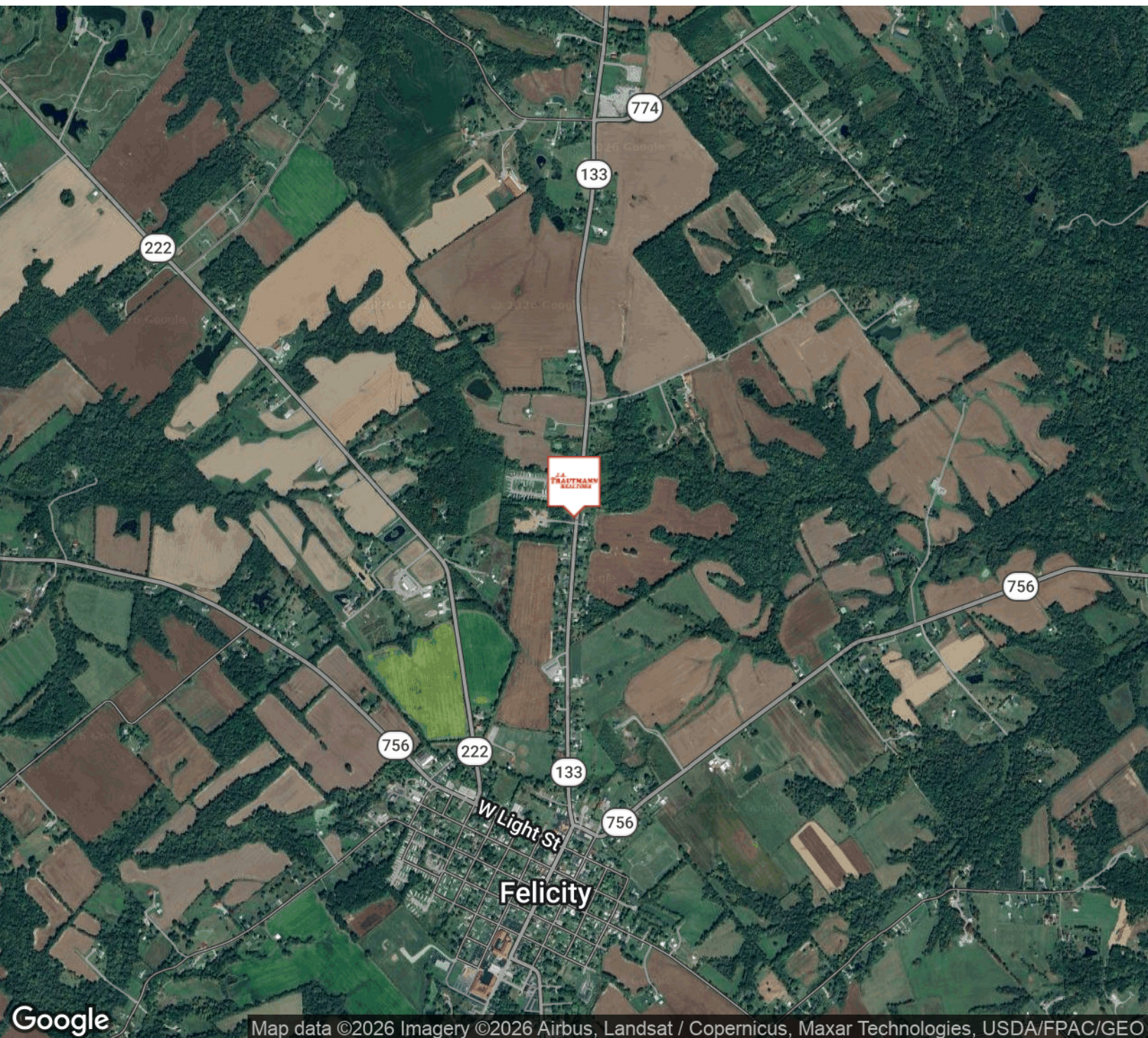
North



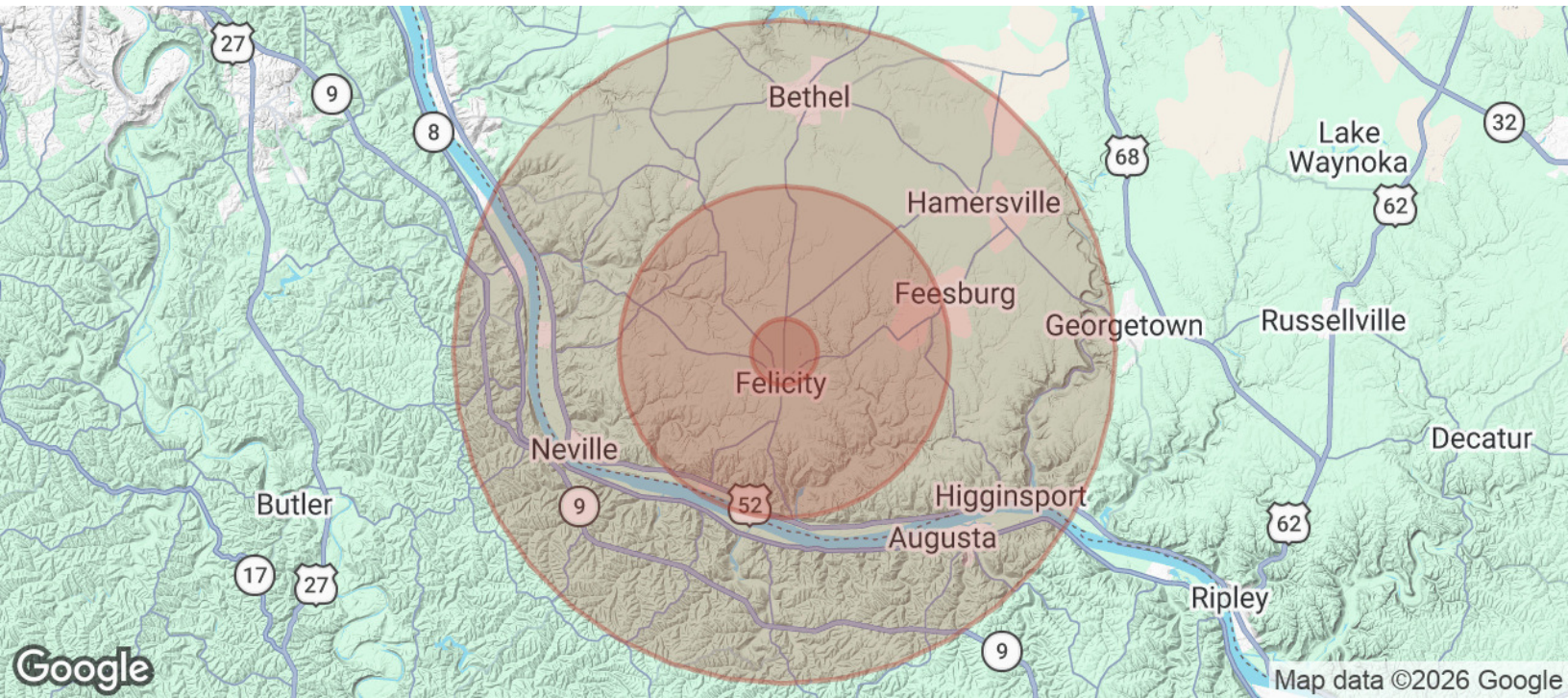
South



Property was completely cleared by the State of Ohio recently.



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	275	7,375	32,625
Average Age	39.7	40.2	39.8
Average Age (Male)	40.5	40.7	39.1
Average Age (Female)	38.8	39.6	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	95	2,550	11,474
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$57,183	\$60,301	\$59,872
Average House Value	\$150,306	\$160,056	\$163,032

** Demographic data derived from 2020 ACS - US Census*